

Technical Review Committee Meeting

Minutes of July 19, 2010

Attendance:

Members Present
Jeff Payne
Richard Grant
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent

Staff Present
Shannon Tuch
Kim Hamel
Bob Oast
Jessica Bernstein
Jennifer Blevins

Chair Tuch opened the meeting at 2:05 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

She announced that the item known as Enka Center would be continued until the 8/2/10 meeting.

The TRC voted unanimously to adopt the minutes of the 7/6/10 meeting as written.

Agenda Item	
Consideration of an amendment to the previously approved Conditional Use Permit (Ordinance #3275) at 105 Bleachery Boulevard. The request is to increase the allowed square footage for a new structure on an outparcel located within the existing development for construction of a 6,950 square foot <u>Discount Tire</u> store. The owner is Greer Land Co. of Asheville and the contact is Kelly Wagoner. The property is identified in the Buncombe County Tax records as PIN 9658.53-3470. Project # 10-3451.	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Charlie Robinson was available for questions and commented on the following topics: ? Explained the request to eliminate the interior landscape islands and displayed a turning radius diagram ? Explained that the request to exceed the maximum parking spaces allowed is due to a requirement by the original developer of the property ? Asked if grass paving would be required for the pervious paving surface
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
Chair Tuch asked Mr. Robinson to submit a copy of the deed restriction regarding the parking prior to the City Council meeting. She noted that there are a number of materials that are acceptable for pervious paving and said that the stormwater services staff could provide information. Bobby Croom asked about the size of the delivery trucks and Mr. Robinson said they are 67' long.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item
Final review of the Conditional Zoning request for the project identified as <u>902 Sand Hill Road</u> . The request sought the rezoning from RM-6 (Residential Multi-Family Low Density) district to Office CZ (Office Conditional Zoning) district to convert the existing residential structure to office use. The owner is Berley Properties, LLC and the contact is Gerald Green. The property is identified in the Buncombe

County tax records as PIN 9627.05-3552. Project # 10-1963.	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Gerald Green was available for questions and asked the committee for clarification on the permitting process.
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
None	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

The meeting was adjourned at 2:20 p.m.